



# PLANNING COMMISSION MEETING AGENDA WEDNESDAY, MARCH 4, 2015

Joshua Oehler, Chairman  
Kristofer Sippel, Vice Chairman

David Blaser  
Carl Bloomfield  
David Cavenee

Brent Mutti  
Jennifer Wittmann  
Todd Hall, Alternate

Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona

Study Session: 5:30-6:00 p.m.  
Regular Meeting: 6:00 p.m.

| TIME      | AGENDA ITEM  | ACTION |
|-----------|--|--------|
| 5:30 P.M. | CALL TO ORDER STUDY SESSION  |        |
|           |  |        |
|           | 1. UP15-02 - East Valley Patient Wellness Center - Request to approve a Conditional Use Permit for approximately 1 acre of real property located at 952 S. 182nd Place, north and west of the northwest corner of 182nd Place and Nunnelly Drive, to allow a Medical Marijuana Dispensary in the Light Industrial (LI) zoning district. Nathan Williams (480) 503-6805                                       |        |
|           |  |        |
|           | 2. Discussion of Regular Meeting Agenda  |        |
|           |  |        |
|           | ADJOURN STUDY SESSION  |        |
|           |  |        |
| 6:00 P.M. | CALL TO ORDER REGULAR MEETING  |        |
|           |  |        |
|           | ROLL CALL  |        |
|           |  |        |
|           | 3. APPROVAL OF AGENDA  |        |
|           |  |        |
|           | 4. COMMUNICATIONS FROM CITIZENS  |        |
|           | At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.  |        |
|           |  |        |
|           | PUBLIC HEARING (CONSENT)   |        |
|           | Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion. |        |

| TIME | AGENDA ITEM   | COMMISSION ACTION                                 |
|------|---|---|
|      |   |   |
|      | <p>5. <b>S14-11</b> - Brighton - Request to approve Preliminary Plat and Open Space Plan for Ryland Homes, for 43 home lots (Lots 1-43) on approximately 12.4 acres of real property located north of the northwest corner of Val Vista Drive and Elliot Road in the Single Family Residential-7 (SF-7) zoning district with a Planned Area Development (PAD) overlay zoning district. Jordan Feld (480) 503-6748</p>   | Hearing; discussion;<br>possible action by MOTION |
|      |   |   |
|      | <p>6. <b>S14-13</b> - Parcel 17A of Cooley Station - Request to approve Preliminary Plat for Fulton Homes, for 18 home lots (Lots 1-18) on approximately 2.03 acres of real property located southeast of the southeast corner of Recker and Williams Field Roads in the Single Family - Attached (SF-A) zoning district with a Planned Area Development (PAD) overlay district. Amy Temes (480) 503-6729</p>   | Hearing; discussion;<br>possible action by MOTION |
|      |   |   |
|      | <p>7. <b>S15-01</b> - Parcel 9 &amp; 11 of Cooley Station - Request to approve Preliminary Plat and Open Space Plan for Fulton Homes, for 649 home lots (Lots 1-649) on approximately 98.32 acres of real property located southeast of the southeast corner of Recker Road and Williams Field Road in the Single Family - Attached (SF-A) and Single Family - Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay district. Amy Temes (480) 503-6729</p>   | Hearing; discussion;<br>possible action by MOTION |
|      |   |   |
|      | <p>8. <b>Z14-27</b> - Enclave-Via Bella - Request to amend Ordinance No. 2493 by reducing the side yard setback on approximately 12.6 acres of real property generally located at the northeast corner of Higley Road and Houston Avenue, within the Enclave Via Bella Planned Area Development (PAD) and zoned Single Family-10 (SF-10) PAD. Bob Caravona (480) 503-6812</p>   | Hearing; discussion;<br>possible action by MOTION |
|      |   |   |
|      | <p><b>PUBLIC HEARING (NON-CONSENT)</b></p> <p>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.</p> |   |
|      |   |   |
|      | <p>9. <b>None</b></p>   | Hearing; discussion;<br>possible action by MOTION |
|      |   |   |
|      | <b>ADMINISTRATIVE ITEM</b>  |   |
|      |   |   |
|      | <p>10. <b>Minutes</b> - Consider approval of the minutes of the Study Session &amp; Regular Meeting of February 4, 2015</p>   | Discussion; possible<br>action by MOTION          |
|      |   |   |

| TIME | AGENDA ITEM  | COMMISSION ACTION        |
|------|--|--------------------------|
|      |  |                          |
|      | <b>COMMUNICATIONS</b>  |                          |
|      |  |                          |
|      | <b>11.</b> Report from Chairman and Members of the Commission on current events. |                          |
|      |  |                          |
|      | <b>12.</b> Report from Council Liaison   |                          |
|      |  |                          |
|      | <b>13.</b> Report from Planning Services Manager on current events.              |                          |
|      |  |                          |
|      | <b>ADJOURN</b>   | <b>MOTION to Adjourn</b> |

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, April 1, 2015, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

**NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.